159.0	0011	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	644,100 / 644,100
					USE VALUE:	644,100 / 644,100
					ASSESSED:	644,100 / 644,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
175		RENFREW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOGNANNO NORINNE M
Owner 2:	SULLIVAN EILEEN T
Owner 3:	
Street 1:	175 RENFREW ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BOGNANNO NORINNE M--ETAL -
Owner 2:	SULLIVAN KATHLEEN L -
Street 1:	175 RENFREW ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Aluminum Exterior and 1344 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

Kathleen Louise S

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	224,100		420,000	644,100
Total Card	0.138	224,100		420,000	644,100
Total Parcel	0.138	224,100		420,000	644,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 479.24 | /Parcel: 479.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	106192
GIS Ref	
GIS Ref	
Insp Date	05/24/18

!12461!

PREVIOUS ASSESSMENT

Parcel ID: 159.0-0011-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	224,100	0	6,000.	420,000	644,100	644,100	Year End Roll	12/18/2019
2019	101	FV	195,700	0	6,000.	420,000	615,700	615,700	Year End Roll	1/3/2019
2018	101	FV	195,700	0	6,000.	354,000	549,700	549,700	Year End Roll	12/20/2017
2017	101	FV	195,700	0	6,000.	324,000	519,700	519,700	Year End Roll	1/3/2017
2016	101	FV	195,700	0	6,000.	276,000	471,700	471,700	Year End	1/4/2016
2015	101	FV	183,700	0	6,000.	240,000	423,700	423,700	Year End Roll	12/11/2014
2014	101	FV	183,700	0	6,000.	222,000	405,700	405,700	Year End Roll	12/16/2013
2013	101	FV	183,700	0	6,000.	211,200	394,900	394,900		12/13/2012

PRINT

Date	Time
12/11/20	02:32:54

LAST REV

Date	Time
06/18/18	12:11:21
mmcmakin	
12461	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DONOVAN NORA C	16392-276		8/1/1985		99	No	No		Nora Donovan dod 12/3/1986

USER DEFINED

Prior Id # 1:	106192
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/31/2013	780	Manual	3,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/24/2018	MEAS&NOTICE	BS	Barbara S
6/20/2013	Info Fm Prmt	EMK	Ellen K
12/2/2008	Measured	355	PATRIOT
3/13/2000	Inspected	276	PATRIOT
12/16/1999	Mailer Sent		
12/7/1999	Measured	256	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	140.333
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	304435
Depreciation:	80371
Depreciated Total:	224064

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

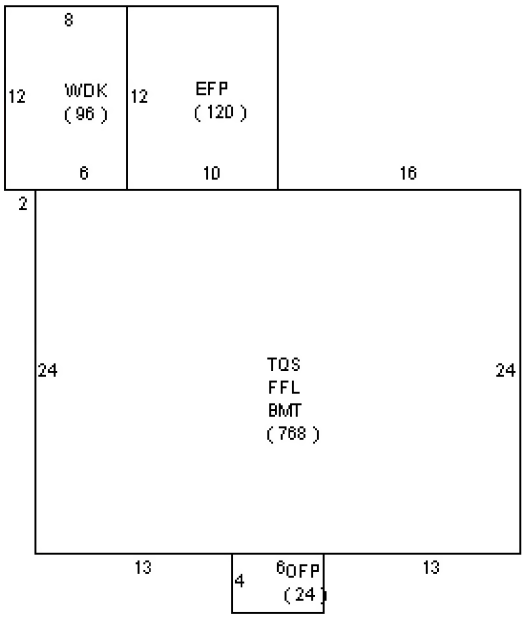
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	140.33
Special Features:	0	Val/Su Net:	95.28
Final Total:	224100	Val/Su SzAd	166.74

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	42.100	32,333
FFL	First Floor	768	140.330	107,775
TQS	3/4 Story	576	140.330	80,832
EFP	Enclos Porch	120	49.410	5,930
WDK	Deck	96	15.840	1,521
OFP	Open Porch	24	43.560	1,045

Net Sketched Area:	2,352			Total:	229,436
Size Ad	1344	Gross Are	2544	FinArea	1344

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 159.0-0011-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X7	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	